

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Welcome

Speaking: Commissioner Mindy Lyle (AG Chair)

Due to the COVID-19 Pandemic emergency, the February 22, 2021 meeting of the Eisenhower West Landmark Van Dorn Implementation Advisory Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the Advisory Group and staff are participating from remote locations through a Zoom Webinar.

# Welcome!

The Eisenhower West Landmark Van Dorn  
Implementation Advisory Group Meeting  
on the [Landmark Redevelopment](#)  
**will begin shortly at 6 pm**

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Agenda

Speaking: Commissioner Mindy Lyle (AG Chair)

# Agenda

**1. Ground Rules & Process (5 min)**

*Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning*

**2. Land Use & Fire Station (15 min)**

*Ashley Labadie*

*Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning*

*Chief Michael Cross, Assistant Fire Chief, Alexandria Fire Department*

*Erika Gulick, Director of Capital Programs, Planning & Design, ACPS*

*Brigg Bunker, Managing Partner & COO, Foulger-Pratt*

*Jonathan Rak, Partner, McGuire Woods*

**3. Advisory Group Discussion/ Community Q&A (15 min.)**

**4. Open Space (20 min)**

*Jeff Farner*

*Jack Browand, Division Chief, COA Recreation, Parks & Cultural Activities*

*Jonathan Rak*

*Don Hoover, Principal, Oculus*

*Tom Wong, Design Partner, Ennead Architects*

**5. Advisory Group Discussion (15 min.)  
Community Q&A (20 min.)**

**7. Next Steps**

*Ashley Labadie*

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Meeting Ground Rules

Speaking: Ashley Labadie

# Meeting Ground Rules

- Treat each other with respect
- Only one person speaks at a time
- Give everyone a chance to participate equally; avoid dominating
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences
- Ask for clarification; don't assume you know what someone means
- Don't characterize other people's views in or outside a group's meetings
- Mute yourself if you are not speaking

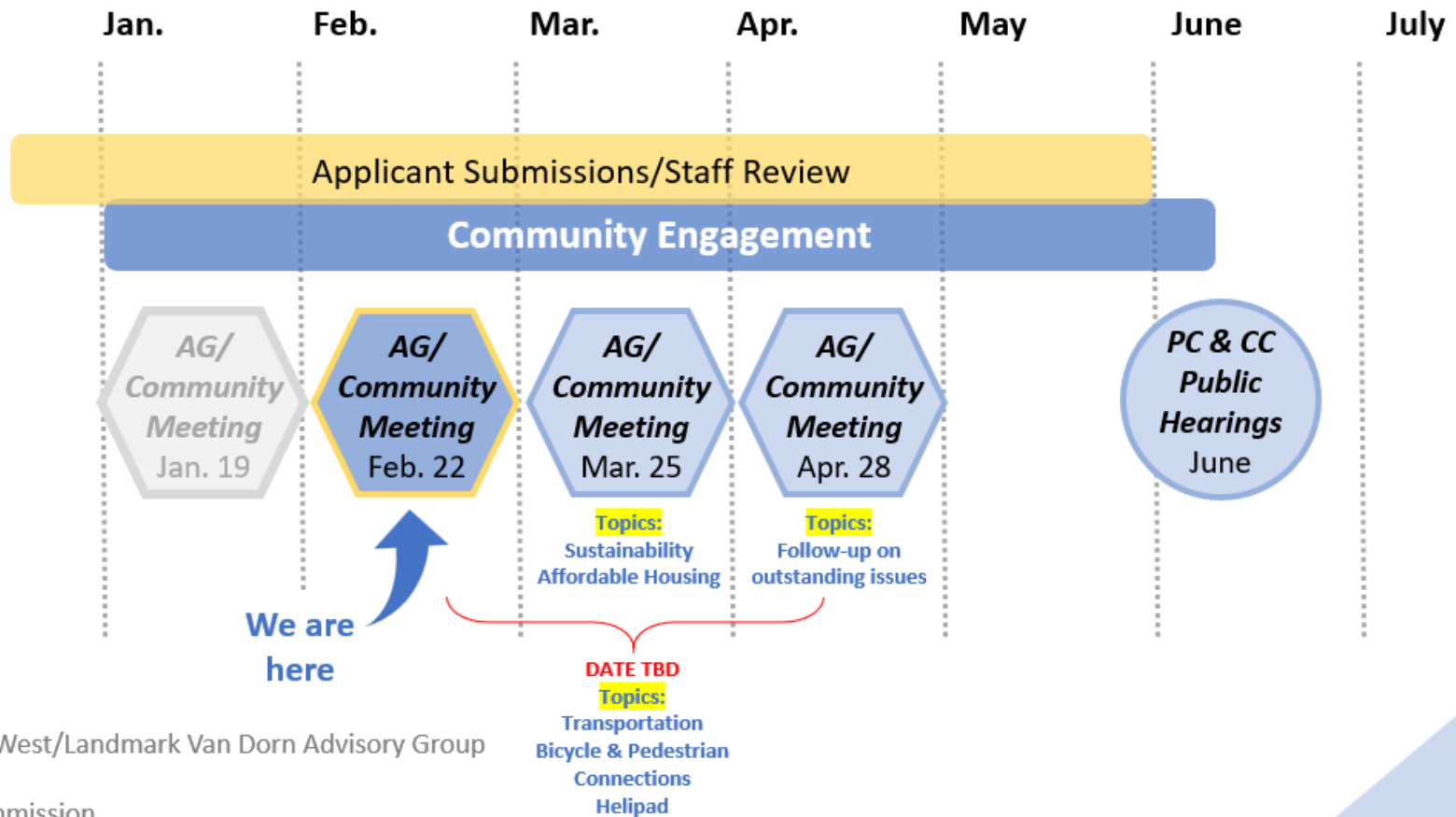


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Entitlement Process

Speaking: Ashley Labadie

### CDD/Rezoning Schedule



AG = Eisenhower West/Landmark Van Dorn Advisory Group  
 CC = City Council  
 PC = Planning Commission

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Land Use: Plan Recommendations

Speaking: Ashley Labadie

### Land Use: Plan Recommendations

- Intent: simple core framework with flexibility to encourage redevelopment
- 5.6M sq. ft. maximum development<sup>1</sup>
- Uses:
  - Minimum 20% non-residential
  - Mixed-use: Office, retail, hospital, personal service, hotel, & community facilities
- Ground Floor Retail:
  - Intent: activated, lively street frontage leading to and within central core
  - Mandatory ground-floor retail core
  - Preferred retail fronting Duke St.



- LEGEND**
- Required Active Retail Streets
  - - Preferred Active Retail Streets
  - Mixed-Use (Minimum 20% Non-residential)
  - Fixed Public Parks (Central Plaza (1) and Terrace Park)

<sup>1</sup> Excludes community facilities and existing parking structure



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Fire Station: Planned Fire Station & Colocation Opportunity

Speaking: Jeff Farner & Chief Michael Cross

### Fire Station

- Relocating Station 208 on Paxton St. to Landmark
- Colocation:
  - Fire station and affordable housing
  - Integrated parking
  - Example: Station at Potomac Yard and stations in the region
- Access:
  - Sited along Duke Street
  - New intersection at Duke Street, between Walker and Van Dorn
  - Priority signalization
- Noise:
  - Building construction



D.C. Station with Colocation



Proposed Fire Station



Station 209 @ Potomac Yard



Station 208 @ Paxton

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Student Generation

Speaking: Jeff Farner & Erika Gulick

## Student Generation

### ■ Calculation based on:

- LREFMP student generation rates (2019)
- Unit type and amount

### ■ Considerations:

- Development phasing (+/- 13 years)
- Student absorption and grade levels
- General unit breakdown with precise unit count provided with future DSUPs
- Student generation reviewed, again, with each future DSUP
- Capacity currently being evaluated and considered as part of ACPS's 10-year CIP

### Students and Student Generating Units

Year	Approximate Student Range	SG Units
2024	18-37	409
2025	3-6	57
2026	24-28	113
2028	13-29	313
2030	71-78	214
2032	10-22	240
<b>Total</b>	<b>139-200</b>	<b>1346</b>

#### Notes:

1. SG Units = Student Generating Units (Does not consider non-student generating units, like senior housing)

LRFMP = Long Range Educational Facilities Master Plan

DSUP = Development Special Use Permit

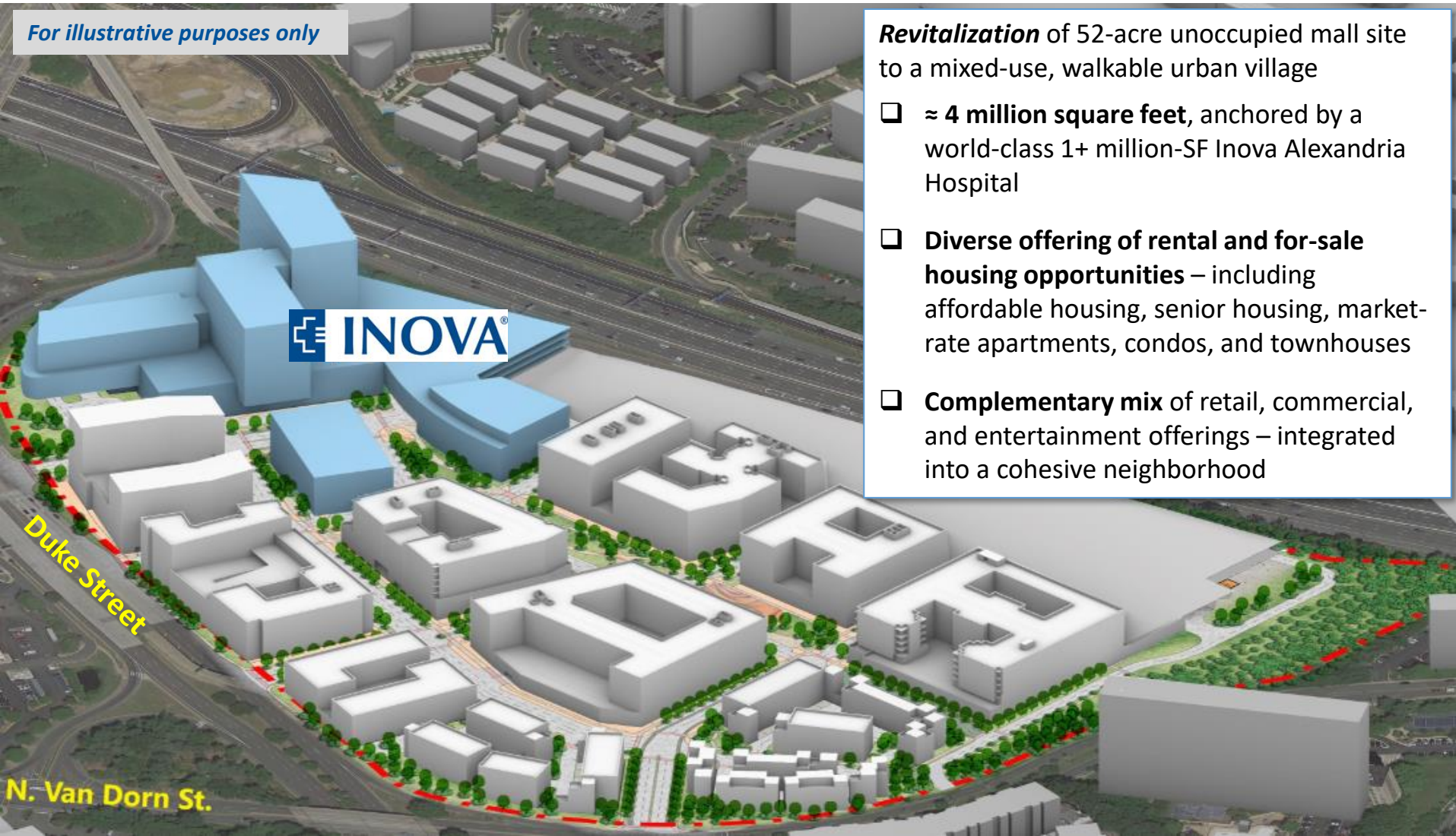
# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Land Use: Programming & Uses

Speaking: Brigg Bunker

A **catalyst** for the West End, and **gathering place** for all

*For illustrative purposes only*



**Revitalization** of 52-acre unoccupied mall site to a mixed-use, walkable urban village

- ❑ **≈ 4 million square feet**, anchored by a world-class 1+ million-SF Inova Alexandria Hospital
- ❑ **Diverse offering of rental and for-sale housing opportunities** – including affordable housing, senior housing, market-rate apartments, condos, and townhouses
- ❑ **Complementary mix** of retail, commercial, and entertainment offerings – integrated into a cohesive neighborhood



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Land Use: Programming & Uses

**Speaking: Jonathan Rak**

## Consistent with Small Area Plan

- ✓ Max 4.2 million SF development density
- ✓ Min 20% of development is non-residential uses
- ✓ Provided required and preferred ground floor active uses
- ✓ Complementary mix of uses
- ✓ Fire station (co-located with affordable housing)
- ✓ Building heights for non-Inova blocks are lower than the maximums portrayed in the Small Area Plan



RETAIL



MIXED USE

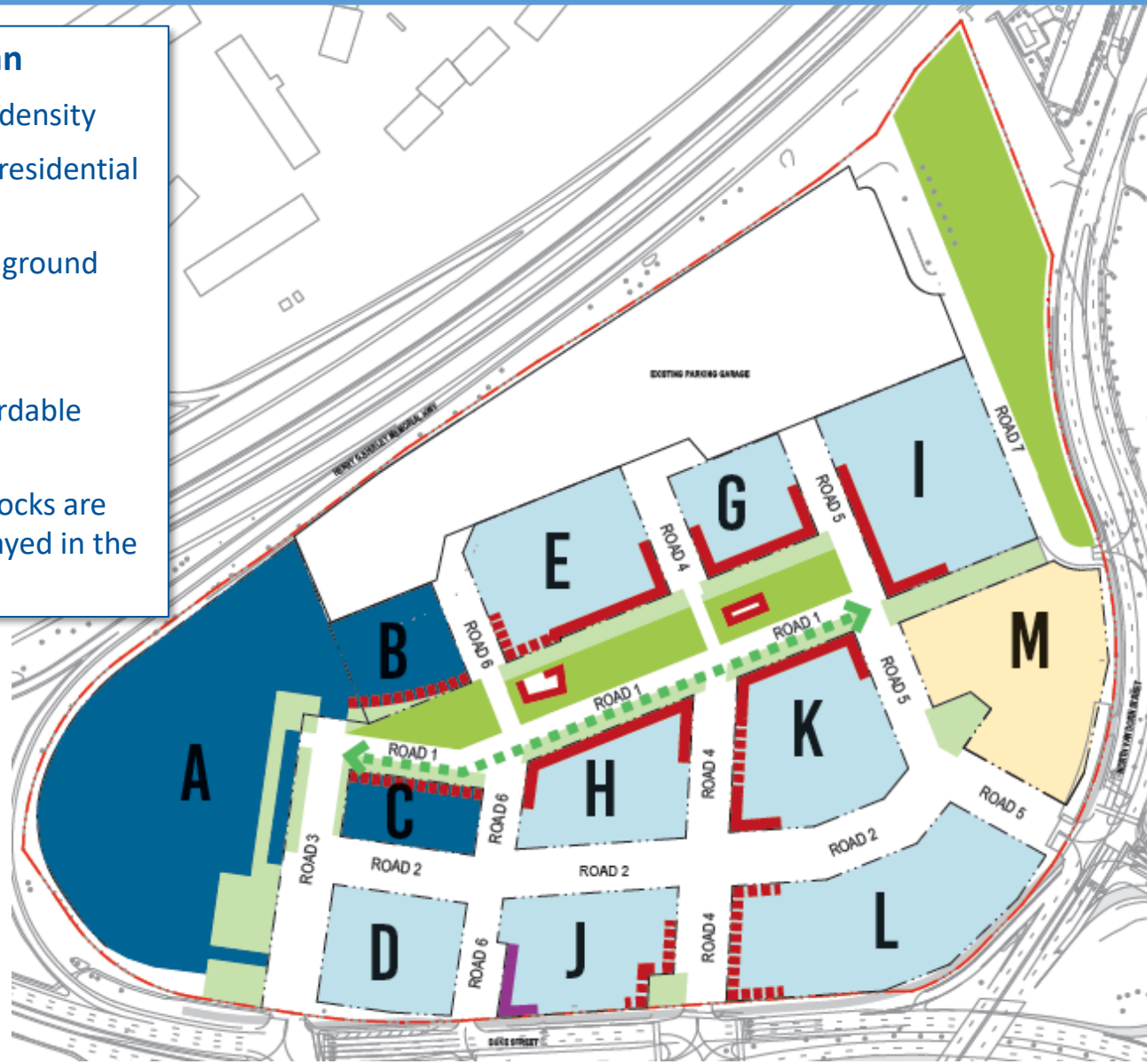
INOVA



FIRE STATION



ACTIVATED  
GROUND USE



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Land Use: Programming & Uses

Speaking: Brigg Bunker

### Potential Residential Uses






#### For-Rent

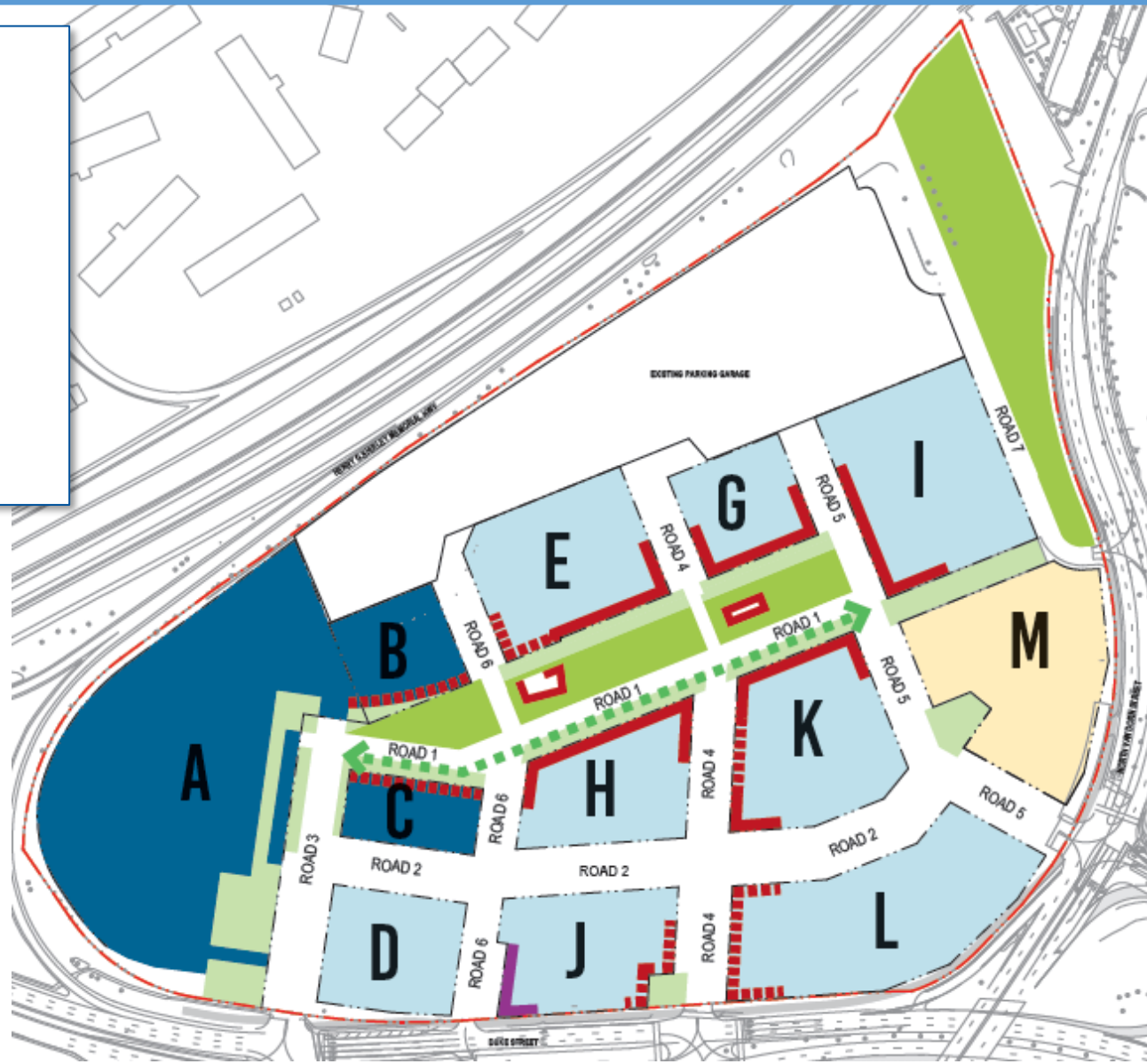
- ✓ Multifamily (Market-Rate)
- ✓ Multifamily (Affordable)
- ✓ Senior Housing (AL / IL)
- ✓ Active Adult Community (AAC)

#### For-Sale

- ✓ Townhomes (Traditional)
- ✓ Stacked Townhomes (2-over-2)
- ✓ Condo Flats

### LEGEND

RETAIL	
MIXED USE	
INOVA	
FIRE STATION	
ACTIVATED GROUND USE	



## EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

### Q&A / Discussion

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# Advisory Group Discussion

**15 minutes**

General public may post questions in the “Q&A” function



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Plan Recommendations & Intent

Speaking: Jeff Farner & Jack Browand

### Open Space: Plan Recommendations



- Minimum 3.5-acres of publicly accessible at-grade open space:
  - Central Plaza:** (0.45+ acres) gathering area, programmed events, retail frontage





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  - Terrace Park:** (2+ acres) active and passive recreation, trail connecting to Holmes Run



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  - Neighborhood Parks:** (remainder) active and passive elements
  - Connect spaces via the green street





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  - **Terrace Park:** (2+ acres) active and passive recreation, trail connecting to Holmes Run
  - **Neighborhood Parks:** (remainder) active and passive elements
  - Connect spaces via the green street
- Plus, per development block:
  - **25% at- or above-grade**
  - As part of CDD, establish criteria to require a minimum at-grade open space
  - May transfer to other blocks if at-grade, publicly accessible
- Explore recreation space on top of existing garage

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Jonathan Rak

### Publicly Accessible Open Space

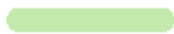
- ✓ **Min 3.5 acres** of publicly accessible at-grade open space
- ✓ The open space will be physically and visually connected by **Road 1**, functioning as a “green street”
- ✓ Comprised of the **Central Plaza**, the **Terrace Park** (per nomenclature in Small Area Plan), and **Neighborhood Parks**.

#### LEGEND

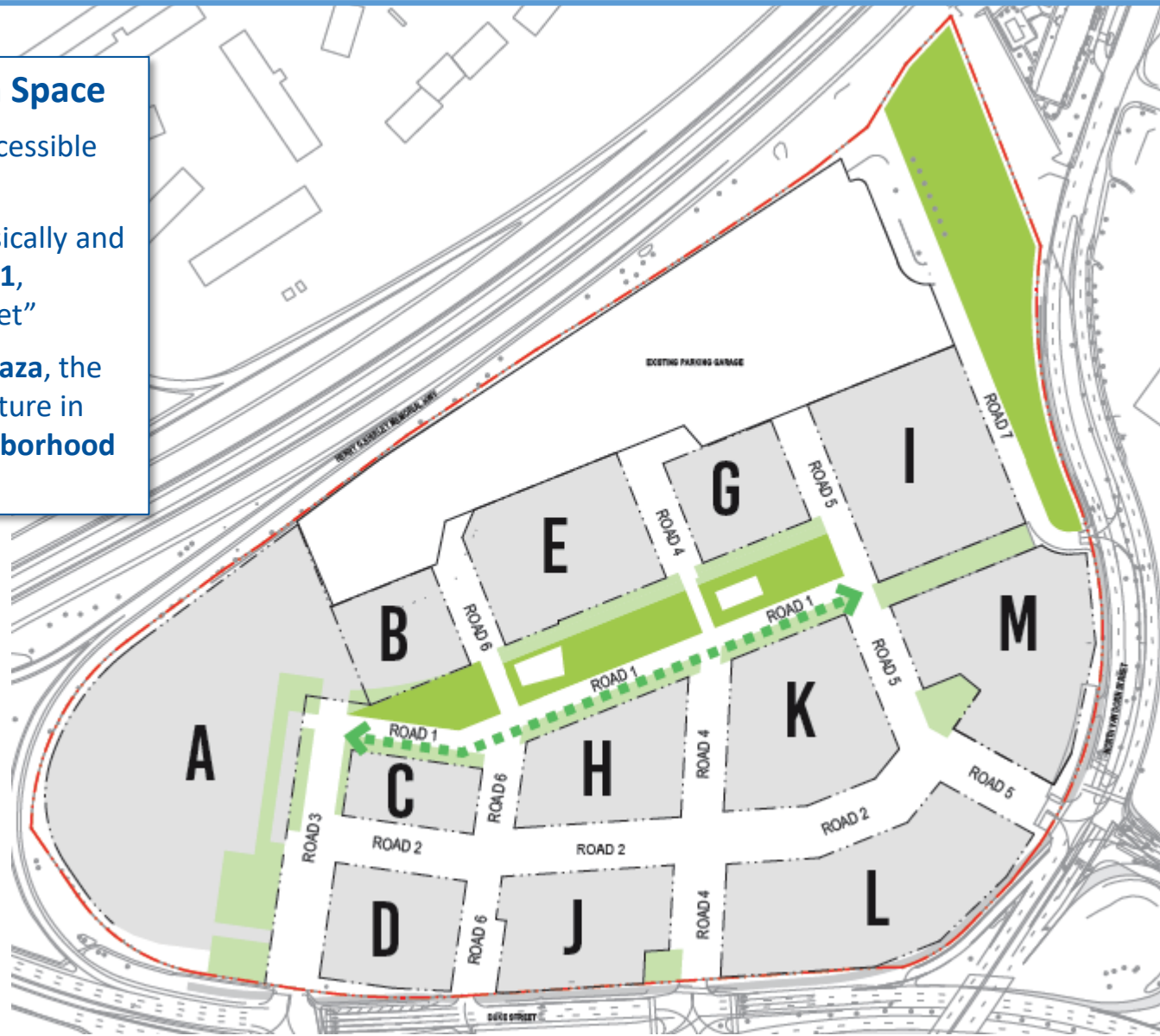
PUBLICLY  
ACCESSIBLE  
OPEN SPACE



ADDITIONAL  
AT GRADE  
OPEN SPACE



GREEN  
STREET



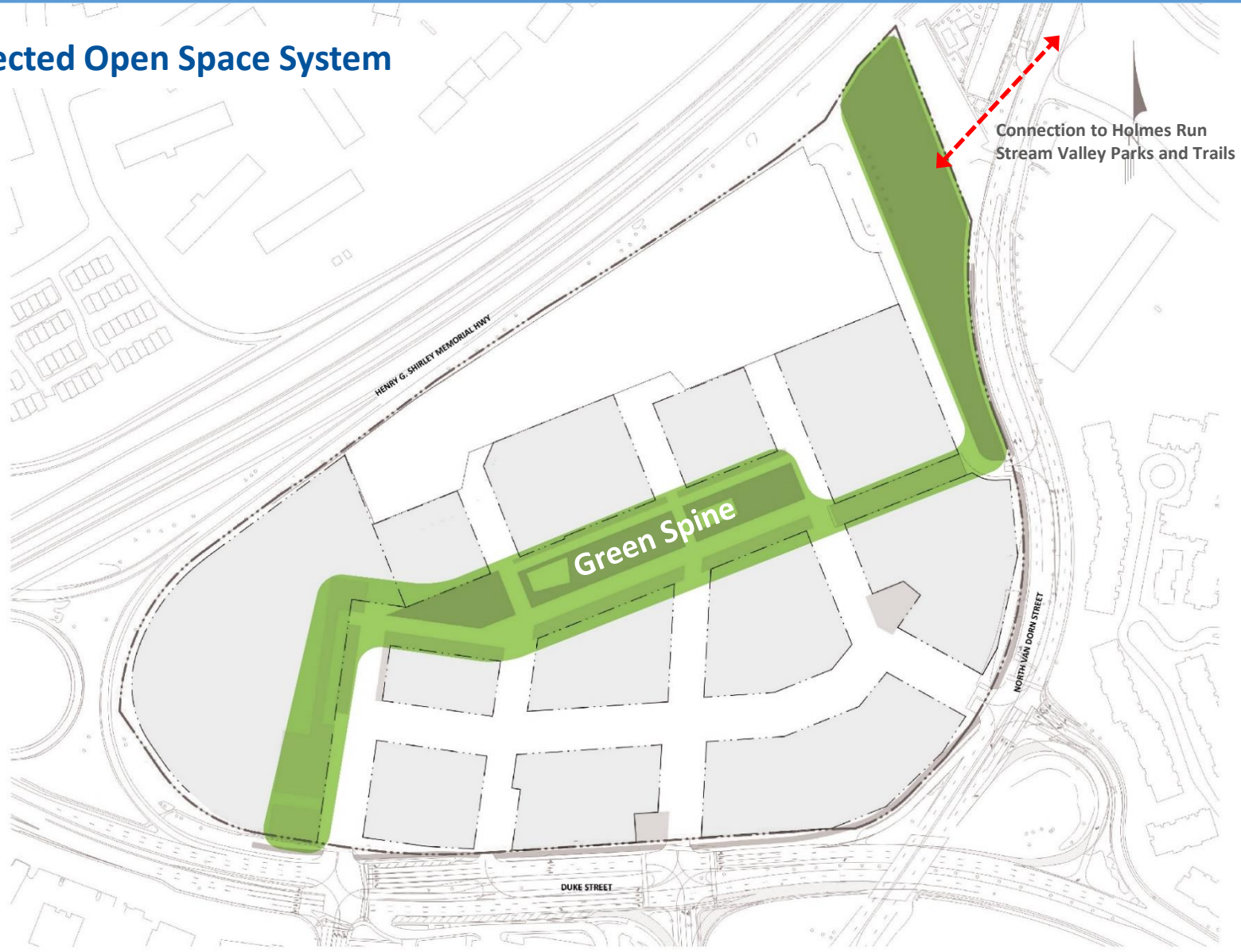


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## Open Space: Applicant Proposal

Speaking: Don Hoover

### Connected Open Space System

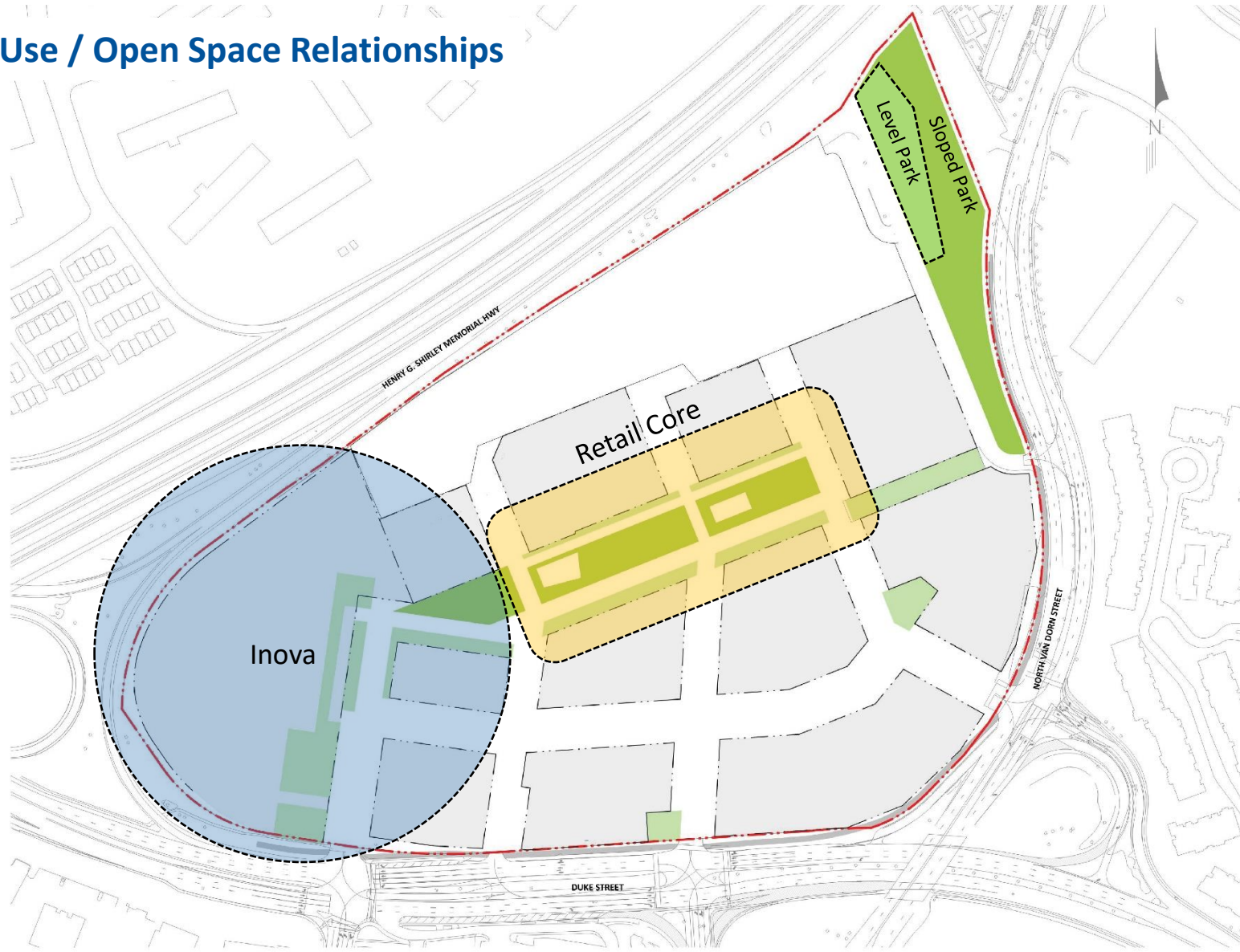


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## Open Space: Applicant Proposal

Speaking: Don Hoover

### Land Use / Open Space Relationships

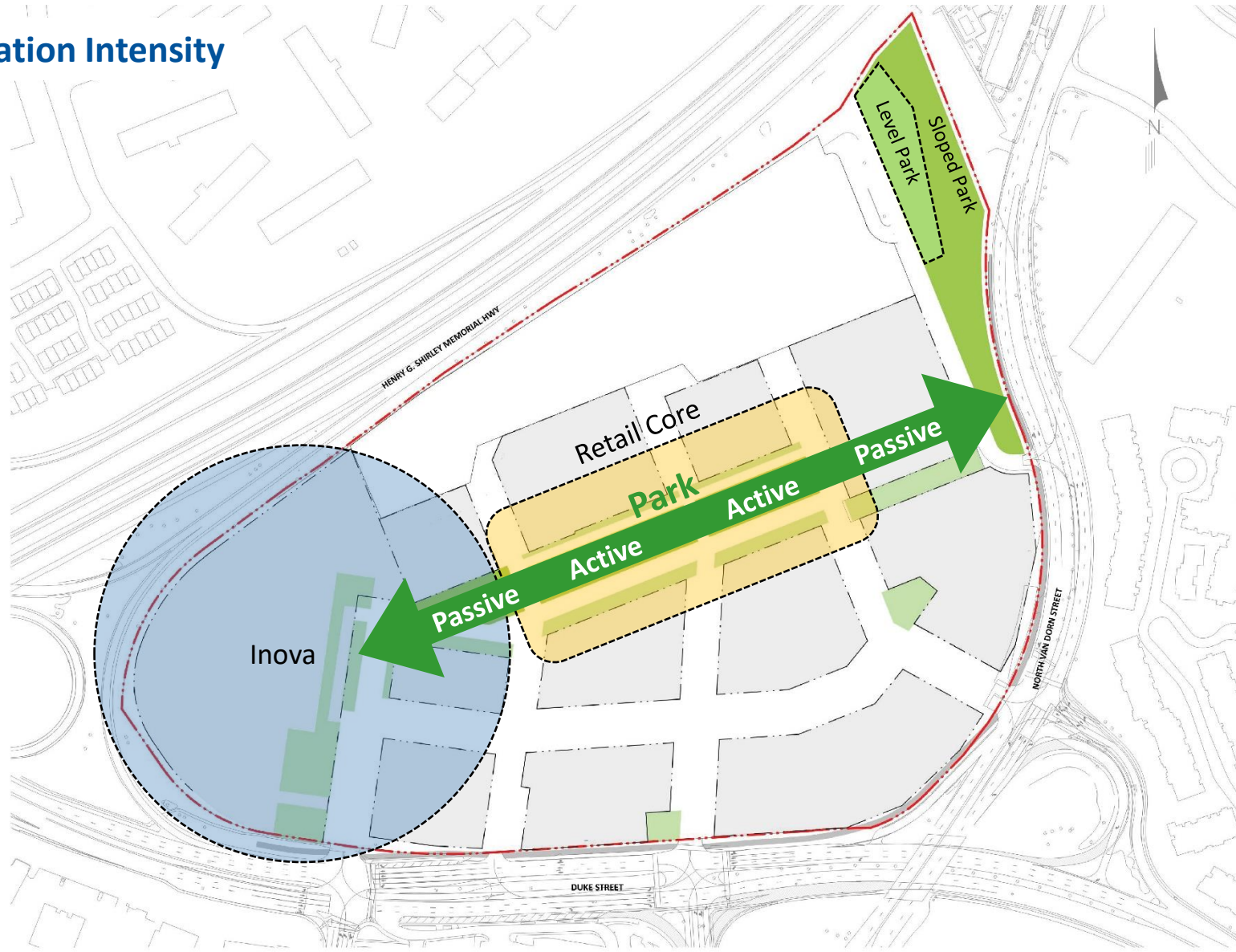


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## Open Space: Applicant Proposal

Speaking: Don Hoover

### Activation Intensity



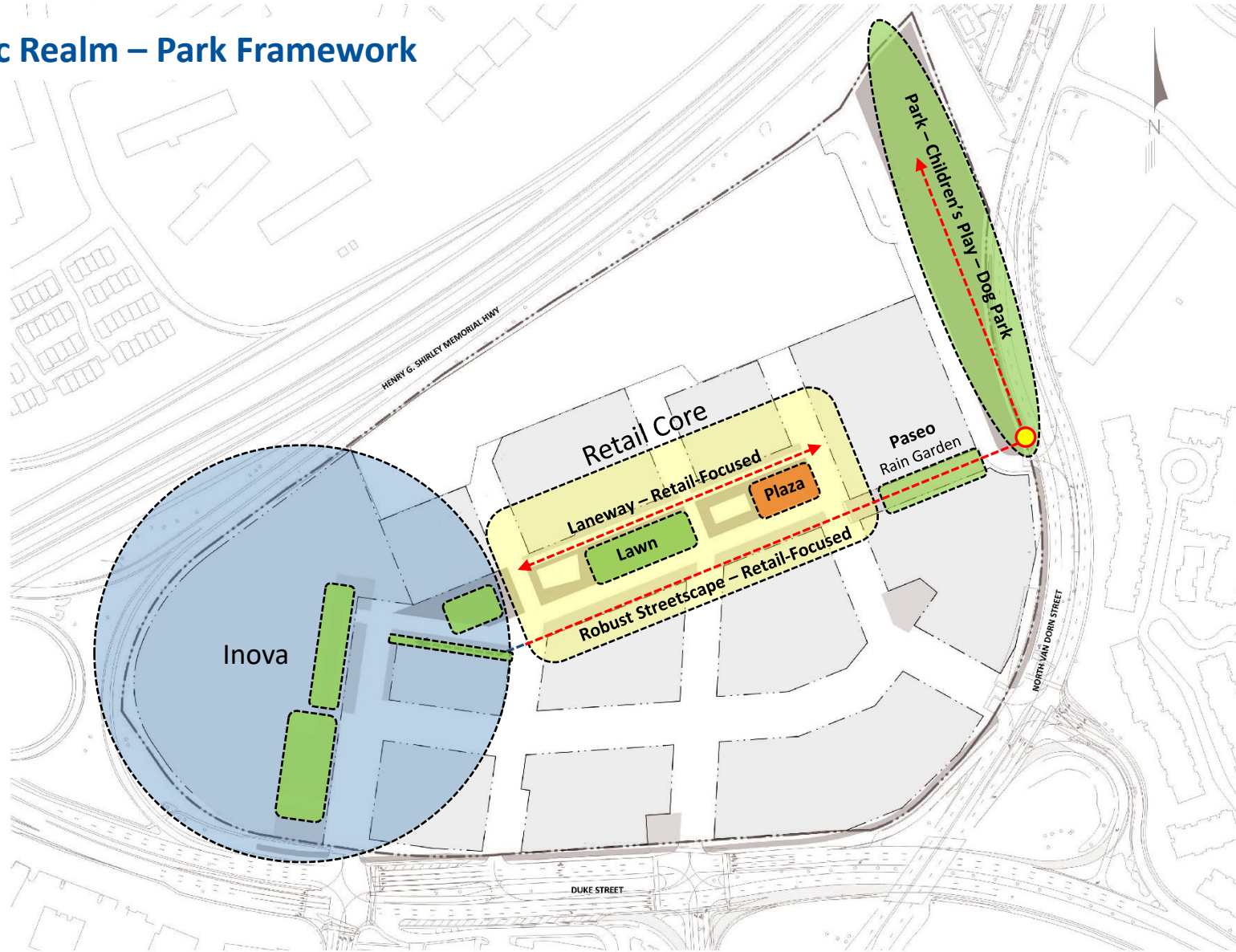


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

### Public Realm – Park Framework





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

**Public Realm** a holistic approach to the design of our parks

*Anatomy of the Public Realm: Spaces, structures, and objects that are physically and visually accessible to the public*

- Public plazas, courtyards, parks and green spaces
- Streets, streetscapes, alleys, and laneways
- Retail, civic buildings, building lobbies, and lower levels of buildings

*Factors that influence the experience of the public realm*

- Ground level architecture (primary); Architecture of buildings above ground level (secondary)
- Materiality, color, texture, and scale
- Spatial relationships
- Views: distant, framed, glimpses and surprises
- Pinch points and expansive openings
- Environmental conditions such as sun/shade, noise, wind, etc.
- Place makers and activation elements
- Variety of public spaces: spaces for social interaction, intimate spaces, active spaces, passive spaces, natural spaces, urban spaces
- Choreographing the experience
- Outdoor space in the age of post Covid

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

### Public Realm a holistic approach to the design of our parks

Public Realm Case Study - The Wharf: Experiencing the public realm at the Wharf is an exploration. It offers a carefully organized collection of outdoor rooms and spaces that are revealed bit by bit rather than all at once...glimpses and peek-a-boos, spatial pinch-points and openings, and a high-level of porosity allowing for pedestrian movement in unexpected places.





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

Relationship between building base and tower above

### Ground-Level Architecture



*Innies, Outies, and Flat-Faced*



# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

### Ground-Level Architecture





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

### Laneway





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

### Multi-Use Lawn



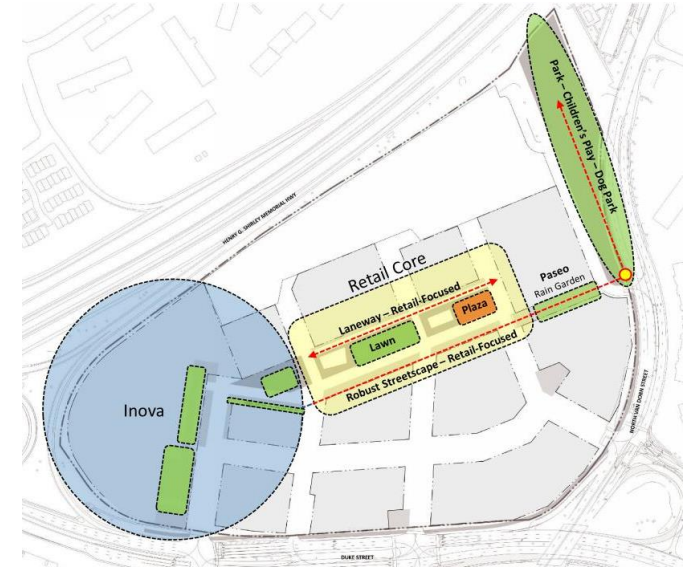


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## Open Space: Applicant Proposal

Speaking: Don Hoover

Urban Plaza



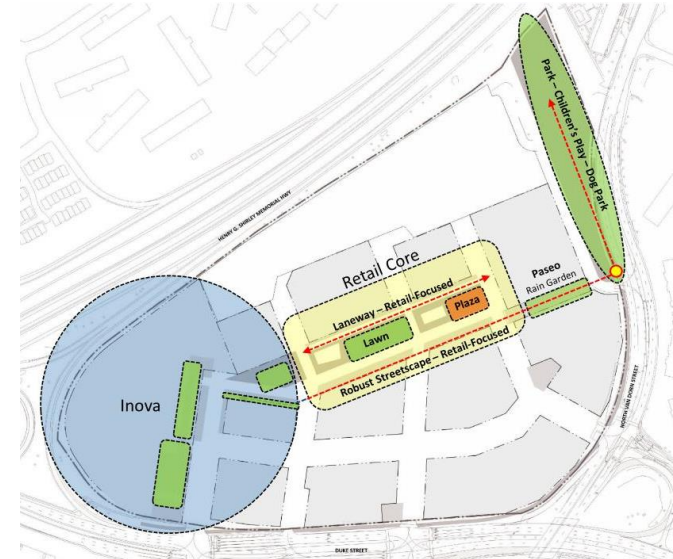


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

Rain Garden



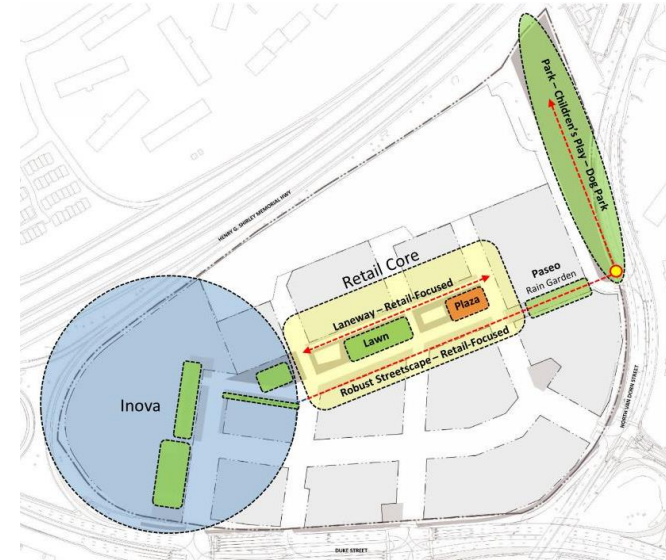


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## Open Space: Applicant Proposal

Speaking: Don Hoover

### Connectivity & Accessibility



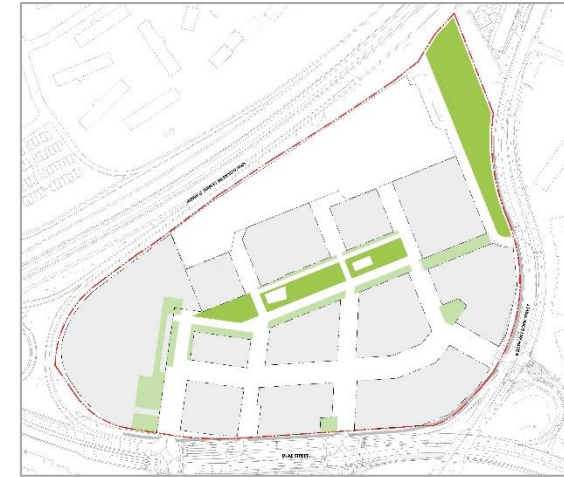


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal

Speaking: Don Hoover

Hilltop Terraced Park





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal – Inova Alexandria at Landmark

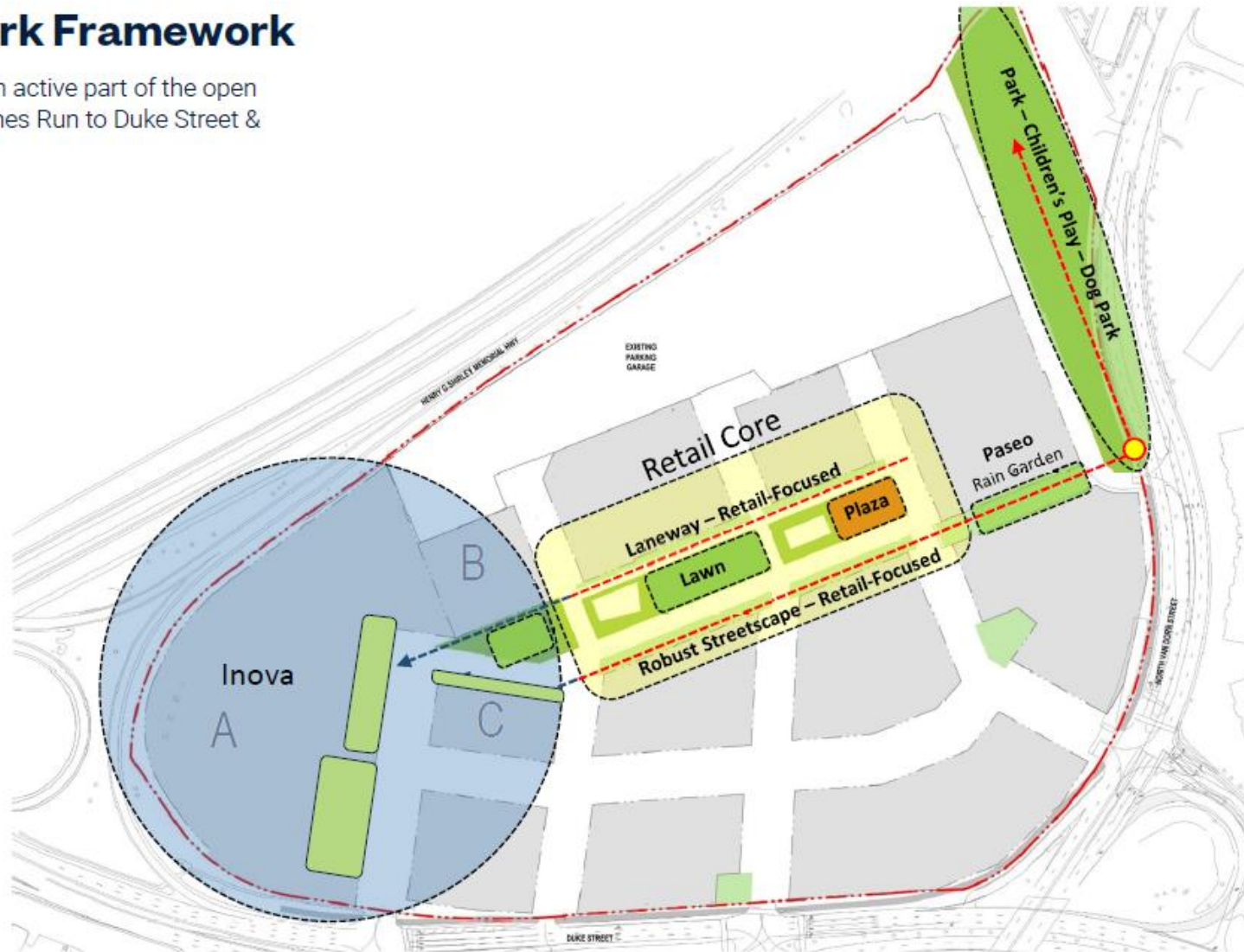
Speaking: Tom Wong

### Public Realm Park Framework

The Inova open space will be an active part of the open space system connecting Holmes Run to Duke Street & Walker Street.

#### Legend

- Landmark development blocks
- A B C** Inova blocks
- Park
- Open Space
- Open Space on Inova blocks
- Medical
- Retail Core





# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal – Inova Alexandria at Landmark

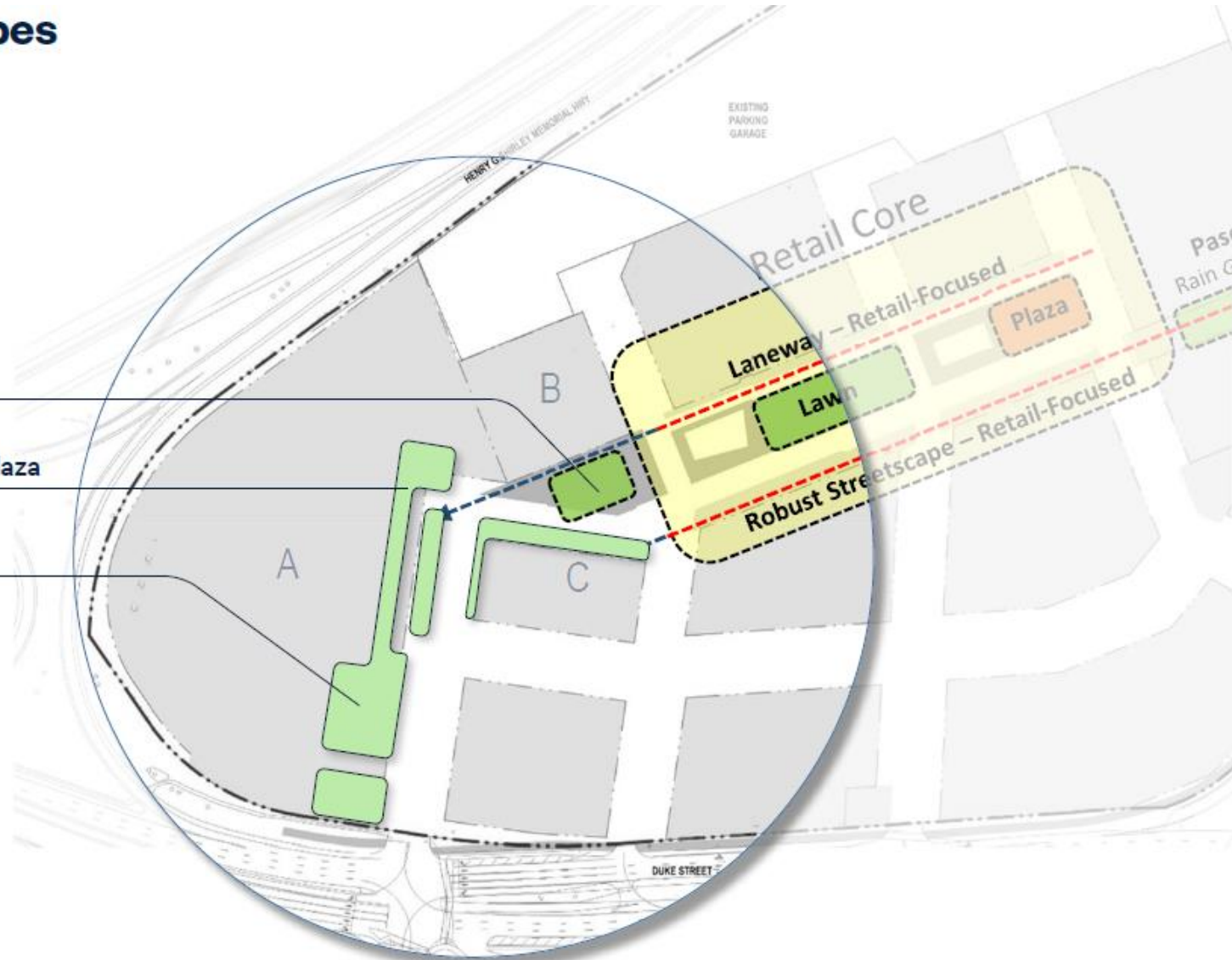
Speaking: Tom Wong

### Open Space Types

Healing Passive Garden

Campus Commons & Urban Plaza

Community Green

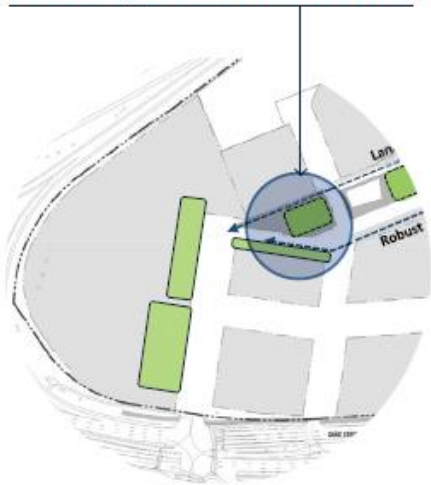


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal – Inova Alexandria at Landmark

Speaking: Tom Wong

Healing Passive Garden



The park extending from the retail corridor to the front of the Cancer Center will be a soothing and reflective healing garden.



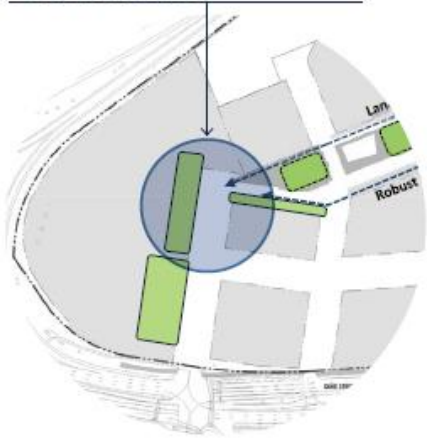


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal – Inova Alexandria at Landmark

Speaking: Tom Wong

Campus Commons &  
Urban Plaza



An urban plaza at the hospital entry and drop off engages with the campus commons and lobby.



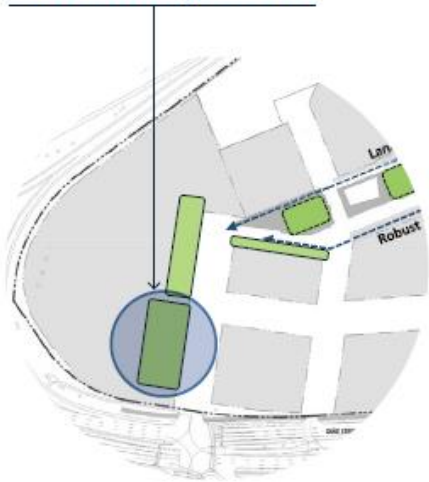


# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Open Space: Applicant Proposal – Inova Alexandria at Landmark

Speaking: Tom Wong

Community Green



Activated by Inova's multi-purpose pavilion, the community green is a welcoming element at the neighborhood entrance.



## EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

### Q&A / Discussion

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# Advisory Group Discussion

15 minutes

# Community Q&A

20 minutes

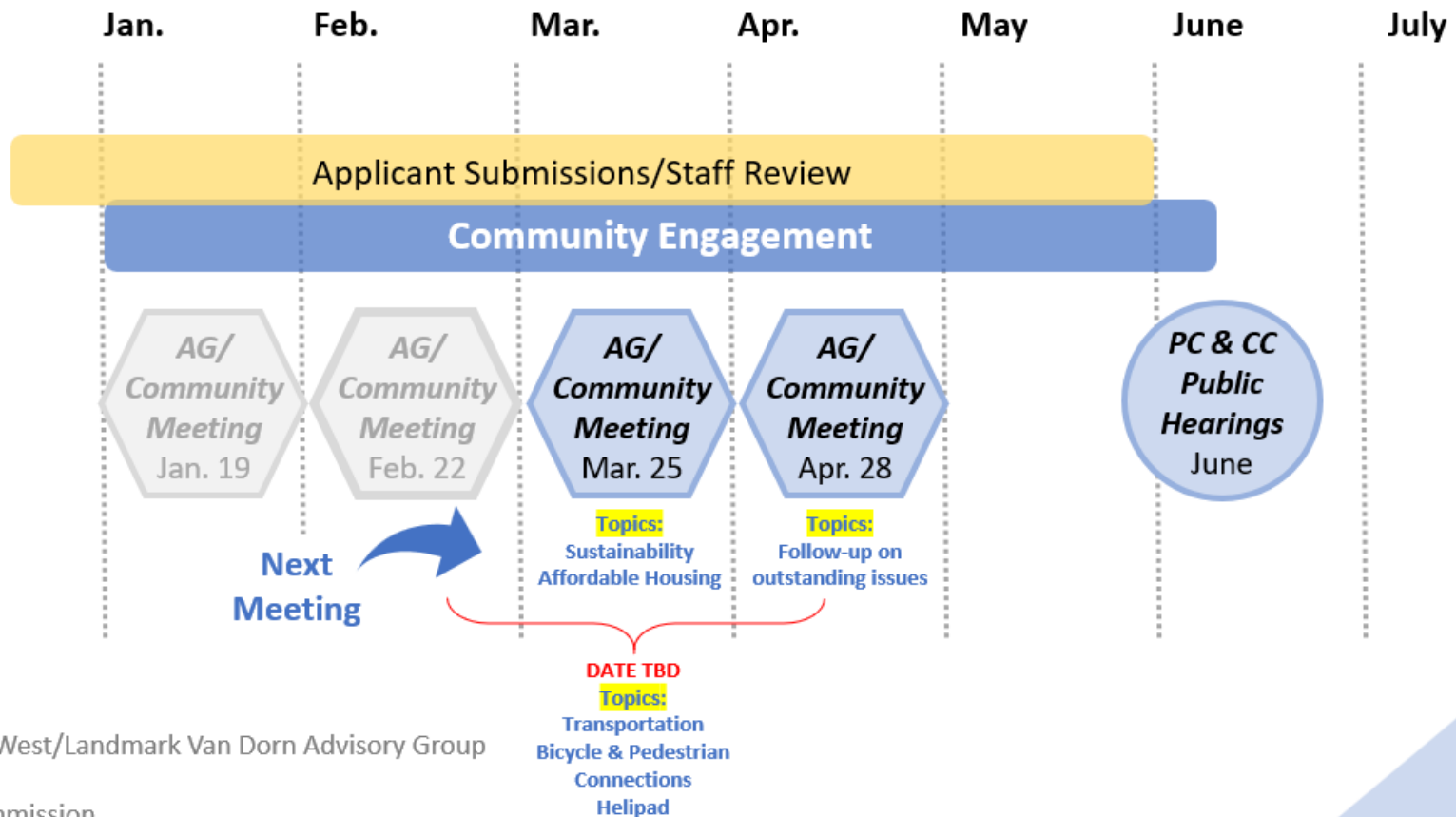
General public may post questions in the “Q&A” function or use the “Raise Your Hand” feature to speak

# EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

## Closing: Process, Next Steps, Contact Info

Speaking: Ashley Labadie

### Next AG Meeting – March



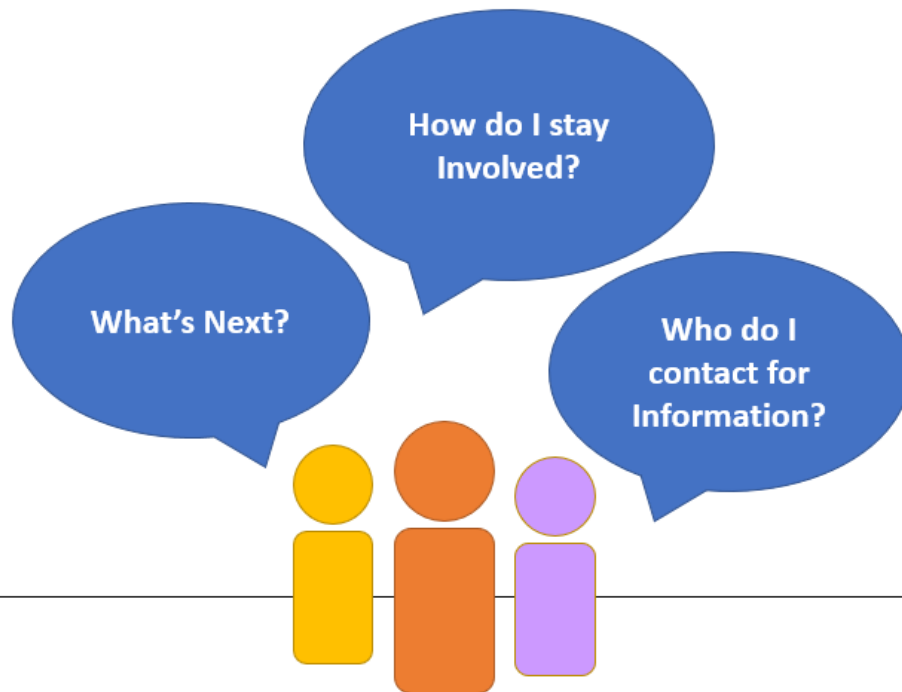
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### Next Event:

EWLVD Advisory Group Virtual Meeting in March

### Visit the Website!

[Alexandriava.gov/Landmark](http://Alexandriava.gov/Landmark)

- *Presentation & recording of this meeting*
- *Previous event materials*
- *Applicant submission materials*
- *Links to previous planning process*

### Sign up for eNews notifications

[Alexandriava.gov/enews](http://Alexandriava.gov/enews)

### Contact Ashley Labadie with Questions:

- [Ashley.Labadie@alexandriava.gov](mailto:Ashley.Labadie@alexandriava.gov)
- 703.746.3801